

LAW OFFICES OF
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VIA EMAIL ONLY

PublicCommentCD-P@ci.salinas.ca.us

City of Salinas
Salinas Planning Commission

Re: Objections to July 7, 2021, Teleconference of Planning Commission Concerning:

**General Plan Amendment 2020-001;
Rezone 2020-001; and
Site Plan Review 2020-006**

Dear Commissioners:

The undersigned represents Lunsford Drive Apartments, LLC, the owner of two apartment complexes at 17 and 19 Lunsford Drive, Salinas, California. These two properties are immediately adjacent to the 73 acres of farm lands which are proposed for conversion to a public park.

My client objects to this rezoning and park land conversion for all of the following reasons:

1. Productive farm land should not be converted into a park. Once converted, the farm land will be lost forever. Non-productive land or blighted property should be utilized for new parks.
2. There should be no conversion unless the City of Salinas ("City") can assure that the park will not become occupied by homeless camps. In other parts of the City, it has failed to control the spreading of homeless campsites which have become rampant with drug use and other health hazards.
3. If the farm lands are converted to a park, it is essential that the following be addressed:
 - a. My client has always used the adjacent farm land to discharge water accumulated from its hardscape and roof tops through drainage pipes to the west side of the farm land. Any plans for the park must acknowledge by recorded easements the obligation of the lower elevation park land to receive this water.

- b. There should be no vehicular access to the park except where the existing farm lands immediately abut Sherwood Drive. Traffic through existing residential properties should not be permitted, which traffic could cause injuries to residents.
- c. There should be no pedestrian access except off of Sherwood Drive. Trespassing should be prevented by construction of at least eight foot (8') walls or fences where the residential buildings off of Sherwood Drive and Natividad Road abut the 73 acres of farm lands.
- d. The existing farm road on the west side of the 73 acres should not be used as a public roadway or trail. It would encourage trespassing through the residential properties.

Thank you for your anticipated consideration of the above issues.

Sincerely,



Roy C. Gunter III

RCG:dg:8167